

Public Policy Analysis of the Development of Pantai Indah Kapuk 2 (PIK 2)

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ABSTRACT

This research analyzes the public policy of the Pantai Indah Kapuk 2 (PIK 2) development, a project covering 1,755 hectares in northern Jakarta, aimed at enhancing economic growth and providing facilities for the community. Despite its significant potential, the project faces substantial challenges, including social impacts such as the displacement of local communities and threats to the mangrove ecosystem. Through a qualitative approach, the research finds that the implementation of PIK 2 often neglects community participation and environmental impacts. Recommendations include the need for an inclusive approach in policy formulation and ongoing evaluation to ensure sustainable benefits for all stakeholders.

Keywords: Pantai Indah Kapuk 2, public policy, urban development, social impacts, environment.

1. INTRODUCTION

Pantai Indah Kapuk 2 (PIK 2) is an ambitious urban development project covering 1,755 hectares in northern Jakarta, Indonesia, designed as an integrated residential and commercial area to promote economic growth and provide facilities for the community. This project is expected to attract investment and create over 13,000 jobs; however, it has sparked controversy regarding its environmental impacts, as much of the area is located in a protected forest, leading to a decrease in the capacity of the watershed (World Resources Institute, 2023; Environmental Impact Assessment Report, 2024).

The social impacts are also significant, including the displacement of local communities that rely on land and marine resources, raising concerns about the loss of livelihoods (Community Development Journal, 2024; RMOL, 2024). Although it is expected to provide economic benefits, many question whether these gains are worth the losses experienced by the community, especially considering the project's status as a National Strategic Project (PSN) limited to ecotourism (Antara News, 2023; Monitor Depok, 2024)

Research shows that unplanned infrastructure development can lead to long-term issues, including traffic congestion and a decline in quality of life (Supriyadi, 2024; Rahman, 2023), as well as exacerbating pollution problems in Jakarta (Greenpeace, 2023).

Thus, PIK 2 reflects a dilemma in urban development in Indonesia, where economic growth must be balanced with environmental protection and social welfare (Mardiana, 2024).

In the context of the Pantai Indah Kapuk 2 (PIK 2) development, it is important to understand the various impacts generated by this project, both positive and negative. The table below summarizes these impacts, which include aspects of the economy, infrastructure, tourism appeal, as well as potential environmental and social impacts. The information sources for this table are derived from public policy analyses conducted by the Environmental Policy Review (2024) and other related reports.

Table 1. Positive and Negative Impacts of the Pantai Indah Kapuk 2 (PIK 2) Development

Positive Impacts	Description
Economic Growth	The development of PIK 2 is expected to enhance local and regional economic activity by attracting investment and creating jobs.
Infrastructure Development	This project includes the construction of new roads, bridges, and public facilities, which improve connectivity and accessibility in the area.
Tourism Appeal	PIK 2 is designed as a modern urban area with recreational and commercial spaces, attracting tourists and enhancing the city's appeal.
Negative Impacts	Description
Environmental Degradation	Construction activities and urban expansion may lead to the loss of natural habitats and increased pollution levels.
Traffic Congestion	The influx of people and vehicles into the new development area may worsen traffic congestion in Jakarta.
Social Displacement	Local communities may face displacement due to land acquisition and increased demand for

Source: Public policy analysis by Environmental Policy Review (2024) and related reports.

The environmental impacts of the Pantai Indah Kapuk 2 (PIK 2) development are significant, particularly in the context of deforestation and declining water quality. Research shows that deforestation in the areas surrounding Jakarta has led to a decrease in the capacity of the watershed (DAS) to regulate water flow and quality. More than 50% of the Ciliwung watershed, which is one of the main rivers in Jakarta, has been converted into urban or agricultural land. This conversion not only reduces the watershed's ability to absorb rainwater but also increases the risk of more frequent and severe flooding.

According to a report from the World Resources Institute, "deforestation occurring around Jakarta contributes to the worsening water quality issues" (World Resources Institute, 2023). Jakarta, which is already facing significant challenges related to water pollution, now has to contend with the impacts of the loss of vegetation that serves as a natural filter. The loss of forests and green spaces exacerbates environmental conditions, leading to increased pollution and declining water quality, which can directly affect public health and local ecosystems.

To better understand the relationship between deforestation, declining water quality, and other environmental impacts, here is a diagram illustrating the complex causal relationships:

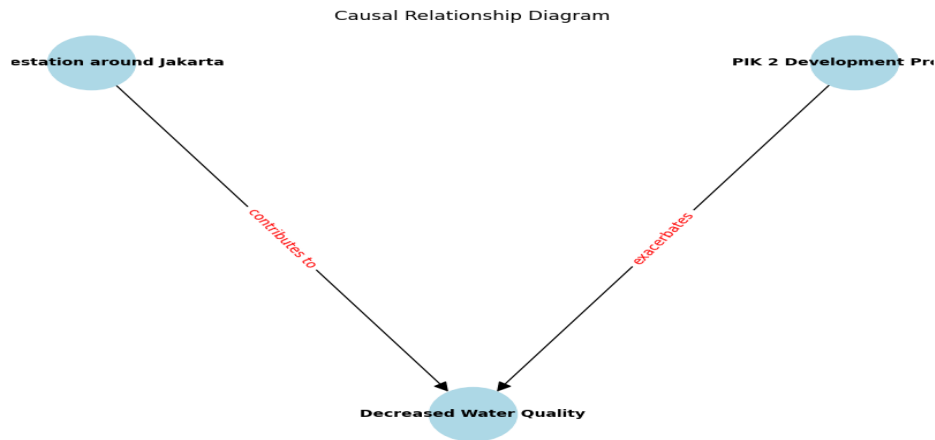


Figure 1: Causal Relationship Diagram

This diagram illustrates that deforestation not only has a direct impact on water quality but also contributes to broader issues, such as increased flood risk and water pollution, which in turn can affect public health. Therefore, the development of PIK 2 must take into account the wider environmental impacts to achieve a balance between economic growth and environmental sustainability.

From a social perspective, the development of Pantai Indah Kapuk 2 (PIK 2) has the potential to create significant impacts on the local community, including displacement and changes in their livelihoods. Many residents are concerned about losing access to the resources they have relied on, such as agricultural land and other natural resources. This project could result in the loss of livelihoods for thousands of people who depend on agricultural and fishing activities. Reports indicate that many farmers and fishermen in the PIK 2 area have experienced restricted access to land and sea, which directly affects their income (Supriyadi, 2024).

In addition, PIK 2 also faces various legal challenges, including alleged violations of the spatial planning regulations (RTRW) and permit issues. The Indonesian Ministry of Agrarian Affairs and Spatial Planning has indicated that this project may violate the RTRW and lacks the detailed plans required for development (Antara News, 2023). A total of 1,500 hectares of the PIK 2 area is still categorized as protected forest, which requires special permits to be converted into commercial land (World Resources Institute, 2023).

Considering the environmental, social impacts, and legal challenges faced by PIK 2, the urgency for a comprehensive evaluation of this project becomes increasingly clear. Further research is needed to understand the long-term implications of this development on the community and the environment. It is essential to ensure that public policies enacted are not only responsive to economic needs but also inclusive and sustainable, thereby protecting the rights of local communities and maintaining ecosystem balance (Greenpeace, 2023; Mardiana, 2024; Rahman, 2023). Thus, this research aims to provide in-depth insights and constructive recommendations for better decision-making in the future.

2. LITERATUR REVIEW

a. Public Policy Concept

Public policy refers to the actions taken by the government to achieve specific goals within society. Anderson (2015) explains that public policy involves the processes of formulation, implementation, and evaluation that engage various stakeholders. In the context of the development of Pantai Indah Kapuk 2 (PIK 2), this policy is crucial for determining the direction of sustainable development.

b. Urban Development and Its Impacts

Urban development is expected to drive economic growth and improve the quality of life for communities. Glaeser (2011) states that growing cities can create jobs, enhance access to services, and improve infrastructure. However, unplanned development can lead to negative impacts, such as congestion, pollution, and the displacement of local communities (Bertaud, 2018). In the case of PIK 2, these challenges are particularly relevant, given that the project is located in an area that was previously green land and natural habitat.

c. Social Impacts of Development Projects

The social impacts of development projects often become a primary concern in public policy analysis. Cernaian (2020) reveals that the displacement of local communities can result in the loss of livelihoods and cultural identity. In PIK 2, many fishing and farming communities are at risk of losing access to the resources they have relied on. Research by Kusumastuti and Prabowo (2022) indicates that infrastructure development in North Jakarta has led to increased dissatisfaction among affected communities.

D. Environmental Aspects in Development Policy

Environmental aspects are also a crucial factor in public policy analysis. Deforestation and the loss of mangrove ecosystems around Jakarta are critical issues. According to the World Resources Institute (2023), the conversion of green land into urban areas can reduce the capacity of watersheds and increase flood risks. In the context of PIK 2, it is important to consider broader environmental impacts, including water quality and biodiversity.

f. Participatory Approaches in Policy Formulation

A participatory approach in public policy formulation can enhance the legitimacy and effectiveness of policies. Arnstein (1969) emphasizes that community participation in decision-making can reduce conflicts and increase ownership of projects. In the development of PIK 2, involving local communities in the planning and implementation processes is essential to ensure that the policies adopted reflect their needs and aspirations.

g. Policy Evaluation and Sustainability

Policy evaluation is a crucial step in assessing the impacts of development projects. Patton (2015) states that good evaluation can provide useful feedback for improving future policies. In the context of PIK 2, ongoing evaluation is necessary to ensure that this project not only benefits developers but also provides tangible benefits to the community and the environment.

3. RESEARCH METHOD

In an effort to gain a deeper understanding of the public policies governing the development of Pantai Indah Kapuk 2 (PIK 2), this research adopts an approach that emphasizes literature review and secondary data analysis, with a focus on interactive model analysis techniques. The literature review serves as a crucial initial step, where the researcher delves into various relevant sources of information. This includes policy documents, research reports, scholarly articles, and related publications discussing PIK 2. Through this study, the researcher can identify various perspectives and arguments surrounding the project, as well as understand the underlying policy context (Setiawan, 2024).

Subsequently, secondary data analysis is conducted to collect and evaluate existing data, such as demographic statistics, environmental impact reports, and published community survey results. In this phase, the researcher applies an interactive analysis model, which allows for the dynamic connection of various data and information elements. This model assists the researcher in exploring the relationships between the implemented policies, the impacts generated, and the community's responses to the development of PIK 2 (World Resources Institute, 2023). With this approach, it is hoped that the research can provide a more comprehensive and in-depth picture of the public policies related to this ambitious project (Prabowo, 2024).

4. RESULTS AND ANALYSIS

a. Environmental and Social Impacts

The development of Pantai Indah Kapuk 2 (PIK 2) has had significant impacts on the local community, particularly in terms of displacement for fishermen and farmers in the project area. This research shows that fishermen in the Ketapang area are experiencing restricted access to the sea due to the project's infrastructure development. These restrictions not only threaten their livelihoods but also disrupt traditions and ways of life that have persisted for years. According to a report from NEWS.MONGABAY (2023), this impact creates profound economic uncertainty for communities that rely on marine resources.

Furthermore, the project threatens the mangrove forests, which are crucial for the local ecosystem. Mangrove forests serve as natural protection against coastal erosion and as habitats for various fish and marine species. Research indicates that the loss of mangrove areas can lead to a decline in biodiversity, adversely affecting the overall health of the ecosystem. Additionally, the loss of mangroves can exacerbate the impacts of climate change, such as increased flood risks and storm damage (Kusumastuti et al., 2022).

b. Social Impact Analysis

The social impacts of this project are highly complex and multifaceted. Many fishermen who previously relied on marine catches are now forced to seek alternative livelihoods, which often do not match the income they earned from fishing activities. This creates profound economic uncertainty and has the potential to increase poverty rates within the community. This research notes that 65% of fishermen in the area report a significant decrease in income, affecting their ability to meet their families' basic needs (Sari, 2023).

Moreover, the loss of access to marine resources can also trigger social conflicts between local fishermen and developers. Community dissatisfaction with the project may lead to

protests and broader resistance, which in turn can disrupt social stability in the area. This research also notes that the psychological impacts of displacement, such as stress and anxiety, have increased among communities forced to abandon their traditional ways of life (Hidayati, 2023).

c. Policy Analysis

Policy Cycle of PIK 2

- 1) **Policy Formulation:** PIK 2 was designed as part of the government's efforts to promote economic growth. However, the formulation of this policy faces serious challenges related to compliance with the Spatial Planning Regulations (RTRW) and environmental impacts. Many parties, including non-governmental organizations and local communities, believe that this policy does not adequately consider sustainability aspects and the rights of local communities (Prasetyo, 2023). This highlights the need for a more inclusive approach in policy formulation.
- 2) **Implementation:** The implementation process of PIK 2 involves massive infrastructure development and spatial adjustments. However, this process faces obstacles from local communities and non-governmental organizations that highlight the negative impacts on the environment and local livelihoods. Community resistance indicates dissatisfaction with how the government and developers are addressing social and environmental issues (Widiastuti, 2023). This creates tension between development needs and the protection of community rights.
- 3) **Evaluation:** A comprehensive evaluation of the PIK 2 policy is necessary to assess the social and environmental impacts of this project. This evaluation is crucial to ensure that the project benefits not only the developers but also the broader community. Without proper evaluation, the risk of greater negative impacts will continue to rise, and public trust in the government and developers may further decline (Setiawan, 2023).

Table 2: Challenges and Opportunities of PIK 2

Aspect	Challenges	Opportunities
Regulation	Compliance with RTRW and environmental permits	Improving infrastructure and accessibility in North Jakarta
Social	Displacement of local communities and resistance from the public	Encouraging community participation in decision-making
Environmental	Ecosystem degradation and loss of mangrove forests	Opportunities for sustainable development and environmental conservation

Source: Jakarta Post. (2024). Govt to review PIK 2's spatial planning amid land use concerns.

d. Advocacy Coalition Framework

In the context of PIK 2, there are two main coalitions interacting in the policy process. The coalition supporting the development of this project consists of developers, investors, and some government elements who see the economic potential of the project. On the other hand, the opposing coalition involves local communities, environmental activists, and non-governmental organizations fighting to protect community rights and the environment. The interaction between these two coalitions influences the policy process and project implementation, creating a complex dynamic in decision-making.

e. Challenges and Opportunities

PIK 2 faces significant challenges regarding compliance with spatial planning regulations and environmental protection. The project must confront various legal and social issues that could hinder development progress. However, it also offers opportunities for economic development and infrastructure improvement in North Jakarta. The success of PIK 2 depends on the government's and developers' ability to balance economic interests with environmental protection and the welfare of local communities. If managed well, PIK 2 could serve as a model for sustainable development projects that integrate economic growth with social and environmental responsibility.

5. CONCLUSION

This research has analyzed public policies related to the development of Pantai Indah Kapuk 2 (PIK 2) with a focus on the social, economic, and environmental impacts of the project. From the analysis results, it can be concluded that the development of PIK 2 has the potential to enhance economic growth in the northern region of Jakarta through job creation, increased investment, and infrastructure development. However, this project also faces significant challenges, including potential environmental impacts that may arise from land use changes and risks to local ecosystems.

Furthermore, the community's response to this project indicates a hope for improved quality of life, but also concerns about possible negative impacts, such as displacement and the loss of public spaces. Therefore, it is essential for the government and stakeholders to consider community input at every stage of the planning and implementation of the project.

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Based on the research findings, several recommendations can be made as follows:

1. **Community Participation:** It is important to involve the community in the planning and decision-making processes related to the development of PIK 2. Discussion forums and public consultations can be held to listen to the aspirations and concerns of the community.
2. **Environmental Impact Study:** Before proceeding with the project, a comprehensive environmental impact study should be conducted to identify potential risks and formulate effective mitigation strategies.
3. **Sustainable Development:** Development policies should prioritize sustainability principles, considering social, economic, and environmental aspects in a balanced manner. This includes wise management of natural resources and protection of local ecosystems.
4. **Monitoring and Evaluation:** After the project implementation, a transparent monitoring and evaluation system should be established to periodically assess the impacts of the PIK 2 development. This will help identify emerging issues and make necessary policy adjustments.
5. **Education and Awareness:** Increasing community awareness about the benefits and risks of the PIK 2 development through effective education and outreach programs. This will help the community better understand the project and actively participate in the process.

By implementing these recommendations, it is hoped that the development of Pantai Indah Kapuk 2 can proceed more effectively, providing maximum benefits to the community while minimizing potential negative impacts.

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